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R05-20-A-044

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Visit Lorain County

440-984-5282

Workforce Development

Mike Longo
440-284-1834

December 2nd, 2019

U.S. Environmental Protection Agency, Region 5

Attn: Matt Didier

77 West Jackson Boulevard

Mail Code SB-5J

Chicago, IL 60604-3507

**SUBJECT: USEPA Brownfield Assessment Coalition, Lorain County
Brownfield Coalition Narrative Information Sheet**

Dear Mr. Didier,

The Lorain County Community Development Department (LCCDD), on behalf of the Lorain County Commissioners and the Lorain County Brownfield Coalition, is pleased to submit this application for a FY2018 Community-Wide Coalition Assessment Grant. Per EPA guidelines, the following information is provided:

1. **Applicant Identification:** Lorain County Community Development Department, 226 Middle Avenue, 5th Floor, Elyria, OH 44035.
2. **Funding Requested:**
 - a. Assessment Grant Type: Coalition
 - b. Federal Funds Requested:
 - i. \$600,000
 - ii. No waiver requested
 - c. Contamination: Hazardous Substances and Petroleum
 - i. \$450,000 hazardous substances
 - ii. \$150,000 petroleum
3. **Location:** Lorain County and its 34 local governmental units: Cities of Amherst, Avon, Avon Lake, Elyria, Lorain, North Ridgeville, Oberlin, Sheffield Lake, & Vermilion, Villages of Grafton, Kipton, LaGrange, Rochester, Sheffield, South Amherst, & Wellington, Townships of Amherst, Brighton, Brownhelm, Camden, Carlisle, Columbia, Eaton, Elyria, Grafton, Henrietta, Huntington, LaGrange, New Russia, Penfield, Pittsfield, Rochester, Sheffield, & Wellington
4. **Property Information for Site-Specific Proposals:** Not applicable

5. **Contacts:**

a. Project Director: Mr. Donald Romancak, Director, Lorain County Community Development; 440-328-2323; dromancak@loraincounty.us; 226 Middle Ave., 5th Floor, Elyria, OH 44035

b. Highest Ranking Elected Official: Mr. Matt Lundy, President, Board of Commissioners; 440-329-5200; mlundy@loraincounty.us; 226 Middle Ave., 4th Floor, Elyria, OH 44035

6. **Population**

a. Coalition Population (2010 Census): Lorain County 301,356; Avon Lake: 22,581; North Ridgeville: 29,465; Oberlin: 8,286; Vermilion: 10,594; Wellington: 4,802

7. **Other Factors Checklist:**

- Community population is 10,000 or less | Page 5
- Priority sites adjacent to a body of water | Pages 2 & 3

8. **Letters from the State Environmental Authority:** See attached

Lorain County, with a rich legacy of manufacturing, is seeking ways to promote sustainable development and redevelopment throughout its urban and rural communities. If successful, the U.S. EPA Assessment grant will continue to assist our communities identify and remediate brownfield sites, preserve greenspace and promote economic opportunity countywide. Thank you for your consideration of this grant.



**Department
of Commerce**

Mike DeWine, Governor
Jon Husted, Lt. Governor

Division of State Fire Marshal
Sheryl Maxfield, Director



November 19, 2019

Matt Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

**RE: Lorain County Brownfield Coalition Community-Wide Brownfield Assessment Coalition
Grant Proposal**

Dear Mr. Didier:

This letter acknowledges that the Lorain County Community Development Department, in coalition with the Lorain County Commissioners, the cities of Avon Lake, North Ridgeville, Oberlin, Vermillion, the Village of Wellington and the Lorain County Land Reutilization Corporation, notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use \$150,000 of the larger \$600,000 grant proposal for a community-wide brownfield assessment for petroleum waste. The remainder of the proposed grant amount will be used for hazardous substances investigation. The targeted areas for this grant include specific sites such as the Ridgeview Shopping Center, the area surrounding the NRG Energy electric plant, an abandoned gasoline service station in Oberlin, a lakefront auto-salvage site in Vermillion, and the Sterling Foundry, and other identified county-wide sites. Goals of the grant include assessment of blighted areas, improving and protecting the waterways, the revitalization of depressed residential areas, and to encourage reuse of existing buildings.

I am pleased to offer BUSTR's support for the Lorain County Brownfield Coalition's Community Wide-Brownfield Coalition Assessment Grant proposal. We look forward to working with Lorain County Community Development Department, the Lorain County Commissioners, the cities of Avon Lake, North Ridgeville, Oberlin, Vermillion, the Village of Wellington and the Lorain County Land Reutilization Corporation and the U.S.EPA on this project.

Sincerely,

Verne A. Ord
Bureau Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Matt Lundy, Lorain County Commissioners



Mike DeWine, Governor
Jon Husted, Lt. Governor
Laurie A. Stevenson, Director

November 26, 2019

U.S. Environmental Protection Agency, Region 5
ATTN: Matt Didier
77 West Jackson Boulevard
Mail Code SB-5J
Chicago, IL 60604-3507

RE: Lorain County Coalition Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the Lorain County Coalition Community Wide Assessment Grant Proposal. The Coalition is applying for a community-wide assessment grant totaling \$600,000. We have worked with the County in the past and hope to provide support under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The Coalition partners are: City of Avon Lake, North Ridgeville, Oberlin, Vermilion, Village of Wellington, and the Lorain County Land Reutilization Corporation. The funding the Coalition is requesting under their community wide assessment grant proposal will be used to conduct assessment activities in each of the partner's target areas. With the use of a brownfield inventory identifying over 250 county-wide sites, an estimated 19 Phase Ones, 14 Phase Twos, and three Remedial Action Plans will be completed. The Coalition plans to utilize cleanup funding from the Ohio Water Development Authority as well as the Ohio Development Services Agency to continue the promotion of sustainable redevelopment throughout the region.

We look forward to working with the Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2295 or via e-mail at Lisa.Shook@epa.ohio.gov.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Shook".

Lisa Shook, Manager

Ohio Environmental Protection Agency
Voluntary Action Program

cc: Matt Lundy, Commissioner, Lorain County Commissioners
Natalie Oryshkewych, Ohio EPA, DERR/NEDO

NARRATIVE/RANKING CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Areas - Along the Lake Erie shore, Lorain County, Ohio is home to 309,461 residents (Census Bureau, 2018 estimate) representing nine cities, seven villages and eighteen townships. Similar to much of the Rust Belt Midwest, Lorain County has a rich history of industrial and agricultural development. The evolution of that development spans three centuries encompassing steel, auto, ship building, quarrying, and general manufacturing. The agricultural sector has included a variety of endeavors including grains, vineyards, cheese-making, and vegetable crops. Manufacturing peaked employing nearly 35,000 (41% of total employment); however, recent decades have experienced profound changes in how that development is defined and its impact on the economy.

The relative decline in the importance of manufacturing, indicative of changing technologies and market demand, dates back to the 1980s for Lorain County and its economy. Today, manufacturing only makes up roughly 17.9% (15,522; 2016) of Lorain County's Workforce. The net result is an excess capacity of dormant commercial and industrial facilities. As an answer to address these growing brownfield concerns, Lorain County in 2014 collectively formed the Lorain County Brownfield Coalition. The Coalition has been successful in implementation of a 2014 U.S. EPA Brownfield Assessment Coalition grant. A total of 15 sites were assessed leveraging over \$16M in public and private investment and the creation of over 200 new jobs. However, additional potential brownfields in excess of 250 were inventoried. The assessment of brownfields is a key step in the redevelopment of the County's once prosperous urban areas and the preservation of important ecosystems and greenspace in rural areas. Coalition members would include: City of Avon Lake, Lorain County Land Reutilization Corporation, City of North Ridgeville, City of Oberlin, City of Vermilion and the Village of Wellington.

Avon Lake is a community with many manufacturing roots tied to multinational corporations such as Ford, Lubrizol, and PolyOne which capitalize on Lorain County's cluster industries of automotive and paints & coatings. As part of a collaborative planning effort, the City and its residents have placed development of a lakefront district at the top of their list. The proposed location would be directly east of the NRG electric plant. The plans emphasize lakefront access and waterfront recreation and the district would be mixed use with businesses, offices, and retail. The proposed site is comprised of 42 separate properties with varying land uses; all of these are in need of assessment before any revitalization plans can take place.

The Lorain County Land Reutilization Corporation's (Land Bank) mission involves the acquisition and demolition of tax delinquent or dilapidated structures to improve local neighborhoods. Part of this involves the acquisition of vacant commercial and industrial properties. As an integral partner to the previous assessment grant, the Coalition assessed four Land Bank properties (12 reports) leveraging over \$250,000 of grant funds. The Coalition will continue to assess Land Bank-acquired properties as needed to assist the Corporation and its revitalization mission.

The North Ridgeville of today bears little resemblance to the original community settlement. Originally developed for agricultural use, the once-village remained this way up until

World War II, but changed once baby boomers left the city for the suburbs. This population growth spurt remains today, forcing the city to continue to increase the infrastructure to accommodate demand. Thoughtful redevelopment, such as infill development and reuse of existing properties is imperative for a growing city such as North Ridgeville where assessment of these properties would provide a substantial return on investment.

Oberlin is a small community located at the crossroads of State Routes 58 and 511. The community is home to Oberlin College as well as many significant cultural and historical sites including but not limited to: African-American heritage, the Civil War, abolition, women's history, religion, and conservatory. As a predominantly college town, Oberlin has often grown at a slower pace (5,000 new residents since 1880) as compared to the rest of the state. The City has been successful in developing the Oberlin Industrial Park, which while now at capacity, is now in need for assessing additional land to sustain the commercial and industrial development.

A City known for being a lakefront recreational boating and resort community, Vermilion shares a unique characteristic in that the City is located in two counties, Erie and Lorain. While the downtown is located in Erie, a majority of the commercial and industrial development lies along Lorain County's Route 6. A 2016 inventory of the sites along the Route 6 corridor identified 80 sites that were commercial or industrial. Since his election in 2017, Mayor Jim Forthofer has partnered with Lorain County to attract, retain and expand a number of local businesses. A priority for the Mayor and the City is continued development along Route 6 and the lakefront.

Historically, good soil provided good pasture land for dairying which led to the development of a robust cheese making industry for Lorain County. In the late 1800's Wellington was the "Cheese Capital of America" and by 1878, there were nearly 45 cheese factories in Wellington alone producing 6.5 million pounds of cheese annually. By 1913, the last cheese factory was closed in Lorain County as farmers were able to get higher prices for their milk in the growing urban areas. Today, the land use in the area surrounding the village is still primarily agricultural. Previous water and biological quality sampling of water and sediment from local tributaries indicated waterways were strongly affected by agricultural runoff (Ohio EPA 1994). Several point sources still remain in the community such as the former Sterling Foundry, Erie Street Landfill, the Lake Erie Sand Company (LESCO) facility, and various other manufacturing locations adjacent to residential neighborhoods as evidenced in a 2005 Agency for Toxic Substances and Disease Registry (ATSDR) report.

ii. Description of the Priority Brownfield Sites – Developing Avon Lake's Lakefront District will be nothing short of a grand undertaking given how complex the site configuration exists today. Collectively, this site and its individual parcels (11 different owners) offer great revitalization potential for this plan. A majority of these sites are commercial or industrial and include: an active strip mall (with bars and restaurants), a Ford dealership, gas station along with a vacant bank and former law office building. Without having funds to assess and identify what contamination may be present on a project of this magnitude, this revitalization potential remains just a vision. Additional sites prioritized by Avon Lake include: First Energy brownfields on Avondale, the power plant (NRG) property, and land behind Allumaloy (metalworking foundry and casting).

In an effort to help redevelop a vacant commercial property, the Land Bank acquired a post-processing steel facility along Lorain's industrial corridor, East 28th Street. The site is comprised of multiple buildings, warehouses, and outdoor storage. The Land Bank is currently evaluating reuse options of the site and actively marketing it. However, without any substantial environmental reports to supplement the process, the property will likely remain vacant, not producing any economic benefits.

Within North Ridgeville is the former Ridgeview Shopping Center. The shopping center was unable to maintain its vitality, and after sitting vacant, most of the structures have been demolished. Assessment and cleanup of this community eyesore on the edge of the city will create an opportunity for businesses to locate along a major corridor, Center Ridge Road, which has been undergoing a road widening project since 2013. Widening the existing three lane road to five lanes while aiding congestion, still creates opportunities for infill development from displaced businesses.

Located along Oberlin's major east – west corridor, State Route 511, sits a former gasoline filling and service station neighboring both agricultural and residential areas. After the Oberlin Fire Department and Ohio Bureau of Underground Storage Tank Regulations (BUSTR) documented a full used oil tank with visible discharge, U.S. EPA deemed this petroleum site a priority and used Superfund funding to remove the tank (2016). Remaining at the property are two closed in place gasoline underground storage tanks (USTs), where benzene in groundwater samples tested above the BUSTR Action Level. Further assessment including Tier 1 and 2 Evaluations of both the gasoline and used oil UST locations is required.

Located as the first parcel visitors pass, when traveling west to enter Vermilion is an eighteen-acre auto salvage yard. The lakefront site was deemed a priority after the County's Lakefront Connectivity Plan identified the site to be underutilized. Assessment of the site is imperative as it is unknown what contamination may be present from over a decade of storing automobiles and related equipment. Owners of a similar-sized parcel less than two miles away have agreed to sell, where operations could be moved. However, any further negotiations are stalled until environmental assessments have taken place.

A site that continually remains a priority for the Village of Wellington is the Sterling Foundry. The site is complex in nature in that it consists of a main operations building, three smaller warehouses, four settling ponds, and an eight-acre landfill used for foundry waste disposal. The foundry produced iron castings and released a variety of chemicals through air emissions, oils and metals to the settling ponds and landfill. With a history of improper pollution controls and environmental records makes the site a priority for assessment before any redevelopment can occur.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans – Avon Lake was one of four communities in the 2018 Lorain County Lakefront Connectivity Plan, which highlights the importance of transportation infrastructure and lakefront development. Avon Lake's Lakefront District as proposed consists of offices, condominiums and apartments, a fishing pier, and park. This land is located directly east of the NRG Avon Lake Generating Station, a coal-fired power station. The district would further complement an additional lakefront development by the City to develop Miller Road Park, located directly west of the NRG facility, into a public marina.

Within recent decades the City of Lorain, especially the Broadway & 28th Street Corridor, was hit extremely hard by the recent downturn in domestic steel production and associated disinvestment. It was not until recent that the County received an EPA Area Wide planning grant to create a strategic plan for the reuse of brownfields within the project area. The Land Bank's priority brownfield site, as described above, is located within the plan's area and is evidence of a direct result of how the shift in the global economy has turned cities like Lorain and areas like the 28th Street corridor into barren wastelands.

North Ridgeville's Center Ridge Road Corridor is a critical part of North Ridgeville's unique community identity. Since the first permanent settlement, the road once served as a passageway from Buffalo to Detroit where many of the first homes and farms were built. The historical character of the city has been preserved along this corridor, blended with more recent commercial developments for retail or community services. Currently, the widening of Center Ridge Road project aligns with the Master Plan objectives of *land use & residential development* and *infrastructure improvements*. The priority shopping center site in North Ridgeville lies along this important community asset.

As evidenced in the Master Plan, the City of Oberlin is committed to encourage infill to make full, efficient use of the infrastructure in which the community has already invested. An example of this was the Bait & Canteen property. After being acquired through tax foreclosure by the county's Land Bank, the property received multiple assessments in part to the FY2014 Assessment Coalition grant. Once reports came back stating the property was safe to be demolished, the City committed to purchasing the property, demolished the blighted buildings and turned the property into a park for the surrounding residents. Additional EPA funding will allow for a similar approach at the gas station property where plans call for a commercial redevelopment.

Another community part of the 2018 Lorain County Lakefront Connectivity Plan, the City of Vermilion listed redevelopment of the auto salvage site as their main focus. Plans include transforming the site into a park where people can enjoy the woods and wetlands on the lake. Previously, the Coalition engaged Lorain County Metro Parks as a brownfield redevelopment partner. Redevelopment of the Vermilion site will align with one of the Metro Parks key strategies of increased connectivity of their park system, through opening up new land.

As part of its Comprehensive Plan, the Village of Wellington strives to 1) *promote public health, safety, comfort and general welfare* 2) *conserve and protect property and property values* and 3) *secure the most appropriate use of land*. Assessing, and subsequent demolishing of the Sterling Foundry would create open space, positively addressing all three of the Plan's objectives. Additionally, this will complement the Village's ongoing Police Station and Union School Park redevelopment projects.

ii. Outcomes and Benefits of Reuse Strategy - The coalition will utilize a database of over 250 potential brownfield sites developed from the FY2014 Assessment Coalition grant and continue to follow up with Phase I and Phase II ESAs at a minimum of one site per Coalition community. It is estimated three Remedial Action Plans, or equivalent, will be developed as part of the grant. County personnel will track, measure and evaluate progress toward achieving individual outcomes, outputs and project results. Outputs to be tracked include the number of sites in our updated brownfield inventory; number, type, and progress of assessments; location

and acreage of assessed sites; and number of public meetings and other public outreach activities. The outcomes tracked by Coalition staff will be reviewed during weekly staff meetings. Additional outcomes to be tracked include: exposure risks that were mitigated through cleanup; deed restrictions or environmental covenants; additional funding leveraged by the grant; redevelopment activities; number of jobs created/retained; amount of green space created; and the public response to program activities to help guide future efforts.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse - Throughout Ohio, there are a wide variety of common brownfield funding sources available which Lorain County is eligible for. Through the Coalition's previous 2014 grant, a lesson learned was that one funding source usually will not fully redevelop a site. Sites previously assessed are still in need of cleanup funding and abandoned gas station funds, both of which are available through agencies such as Ohio Water Development Authority and the Ohio Development Services Agency and their respective programs. Alternatively, property owners such as the City of Oberlin has had to inject their own local funds into redevelopment projects to see them through completion. Lorain County invested over \$160,000 of general funds to leverage previous assessment work completed through the 2014 grant.

ii. Use of Existing Infrastructure - Lorain County and its municipalities have historically been in favor of granting Tax Increment Financing (TIF) as a means to fund public infrastructure improvements. As of the most recent Tax Incentive Review Council, there are currently 52 active TIF agreements within the County. If a site does not have the necessary infrastructure to support the proposed redevelopment, the brownfield site could be placed under a TIF to capture the increase in tax value. Lorain County is eligible to apply for the State of Ohio's Public Infrastructure Grant Program potentially funding up to an additional \$500,000 of improvements. Funds are typically reserved for projects which support the creation, expansion or retention of a business with job creation and retention for persons of low- and moderate-income. Utilizing and leveraging existing resources and infrastructure for future redevelopment will be prioritized.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding - The Coalition's limitations to acquire funding for environmental assessment activities has become increasingly challenging over the last few decades as opportunities have become more obsolete and the local economies strained. As part of a growing trend, county governments have begun to rely more on sales tax to fund the general budget. Currently, Lorain County's status is as a donor county meaning that it gives more revenues to the state tax pool than it receives, negatively impacting economic conditions. Furthermore, budgetary cuts to grant funding from State and Federal programs for environmental assessment has limited the County's ability to acquire proper funding.

Smaller localities lack the capacity to perform brownfield-related tasks on their own as budgets are devoted to safety-service personnel and infrastructure maintenance. Coalition members Wellington and Oberlin are communities of fewer than 5,000 and 9,000 residents respectively, with Vermilion not too far behind. Lorain County, as lead applicant, represents the interest of the remaining county communities. This totals 28 local governmental entities, none of

which have a population greater than 25,000. With only 15% of communities having populations under 25,000 receiving EPA funding since 2009, being able to secure coalition funding for smaller communities within the County is essential. Coalition partners have a range of projects ready for assessment that cannot progress without the proper funding sources.

ii. Threats to Sensitive Populations - The decline of the County's steel industry over the last couple decades has put a massive economic burden on the many local governments and the County. The many vacant commercial and industrial sites around the county negatively affect home values, discourage redevelopment, and most of all pose a health hazard to the impoverished residents. The Coalition's primary objective is to revive these sites with the intent to stimulate the economy and improve environmental conditions. Exacerbated by this decay in manufacturing, hundreds of small and large petroleum or hazardous substance brownfields pose hazards to nearby residents.

The environmental impacts of the formerly booming industries negatively affect the health of many residents and inhibit economic and population growth. According to industry reporting in the U.S. EPA Toxics Release Inventory, Lorain County is among the 10% dirtiest counties in the country with respect to toxic releases. The county scores among the worst in total releases, cancer risk score, non-cancer risk score, releases of developmental toxicants, and releases of reproductive toxicants. Additionally, over 1,200 sites are documented for Hazardous Waste, Toxic Releases to Land, or as Superfund sites in the RCRA Info, TRI, or CERCLIS registries. Many of these negative environmental issues are concentrated and evident in the smaller and rural communities of the county Coalition.

In 2015, Lorain County General Health District completed a Community Health Assessment for the county. Collectively, Lorain County residents are higher than national and state averages in the following health behaviors: adult smoking, adult obesity and alcohol-impaired driving deaths. Lorain County residents, compared to the rest of the state and the country, have a greater likelihood of being diagnosed with cancer and dying from it, indicating that environmental carcinogens may also be a contributing factor.

b. Community Engagement

i. - ii. Project Partners and Partner Roles - The Coalition previously informed all elected municipal and township officials in the county about our brownfield program intentions and were asked to submit information of any suspected brownfields to be added to the county-wide inventory. The Coalition will further engage nearby residents and businesses; property owners; neighborhood organizations; and citizens' groups in the targeted communities by mailed letters or distributed memos, email updates, published public notices, news releases, public repositories, postings on the county's web site and social media outlets, press events, announcements at meetings, and by any other recommended means. We will continually notify Coalition members about grant inventory and assessment opportunities; will actively solicit input on assessment, remedial planning and reuse planning activities; thoroughly consider input for incorporation into project plans; and provide updates throughout project implementation activities.

iii. Incorporating Community Input - We anticipate conducting at least three public meetings to share plans and gain feedback on potential sites and prioritization considerations. The Coalition may conduct special meetings near certain properties to share plans, gain input, and to discuss planned sampling or remedial planning activities. The Coalition, through its members, will actively promote the assessment grant and its initiatives at the following community events: Avon Lake Business Expo, North Ridgeville Corn Festival, Oberlin Folk Fest, Vermilion Ice-A-Fair and the Wellington Gazebo Garden Walk.

Engagement at multiple stages throughout the life of the grant will be necessary to ensure the process is tailored specifically to the needs of each targeted community and Coalition member. Broad sessions will focus on informing the population of brownfields, their existence in Lorain County, and to ask citizens if they know of sites that may qualify for assessment activities. Targeted engagement will be done as near as possible to brownfields that the coalition deems high priority for assessment, which will allow the coalition to hear directly from the impacted communities and seek to create a vision for possible reuse of the site(s). These targeted engagements will involve county officials along with representatives from each community who can discuss incorporation of these visions into strategic plans where applicable.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Site Inventory: Maintaining the County's current potential-brownfield inventory, utilizing Kansas State University's Brownfield Inventory Tool (TAB), and adding any new properties will be the focus of this task. New properties will come through local community engagement; the coalition will work with local governments, county residents and businesses to add sites as they are identified over the life of the grant.

Task 2: Property Assessments: The coalition will contract with one or more qualified consultants to complete Environmental Site Assessments (ESAs). All Phase I assessments will be conducted in accordance with the guidelines maintained by the Ohio VAP and/or the All Appropriate Inquiries Standards.

Task 3: Remedial Planning & Design: It is the intent for the Coalition to identify an estimated 3 sites for Alternative Brownfield Cleanup Analysis (ABCA), Remedial Action Plan and/or Risk Assessments Report. Remedial planning is to be done by the Qualified Environmental Professional.

Task 4: Community Involvement & Program Management: The Lorain County Brownfield Coalition is committed to involving the community throughout all phases of our brownfield projects. We currently envision our community outreach activities to include three public meetings to discuss local challenges and gain input on the inventory, prioritization plan and assessment activities, with additional targeted meetings for discussion of assessments, cleanup plans and/or redevelopment strategies at specific locations.

The coalition commits our personnel for program management, reporting, U.S. EPA's online Assessment, Cleanup, Redevelopment Exchange System (ACRES) data entry, bidding activities for environmental consultant procurement, oversight of consultants and contractors, and staff participation in meetings with the public and agencies.

b. Cost Estimates

Budget Table 1 – Hazardous Substances

| Budget Categories (Hazardous Substances) | | Project Tasks (\$) | | | | Total |
|---|-----------------|--------------------|------------------|-----------------|-----------------|------------------|
| | | Task 1 | Task 2 | Task 3 | Task 4 | |
| Direct Costs | Personnel | \$1,050 | | | \$14,700 | \$15,750 |
| | Fringe Benefits | \$450 | | | \$6,300 | \$6,750 |
| | Travel | | | | \$4,900 | \$4,900 |
| | Equipment | | | | | |
| | Supplies | | | | \$3,000 | \$3,000 |
| | Contractual | | \$389,600 | \$30,000 | | \$419,600 |
| | Other | | | | | |
| Total Direct Costs | | \$1,500 | \$389,600 | \$30,000 | \$28,900 | |
| Indirect Costs | | | | | | |
| Total Budget | | \$1,500 | \$389,600 | \$30,000 | \$28,900 | \$450,000 |

Budget Table 2 - Petroleum

| Budget Categories (Petroleum) | | Project Tasks (\$) | | | | Total |
|----------------------------------|-----------------|--------------------|------------------|-----------------|-----------------|------------------|
| | | Task 1 | Task 2 | Task 3 | Task 4 | |
| Direct Costs | Personnel | \$350 | | | \$4,900 | \$5,250 |
| | Fringe Benefits | \$150 | | | \$2,100 | \$2,250 |
| | Travel | | | | \$2,100 | \$2,100 |
| | Equipment | | | | | |
| | Supplies | | | | \$1,000 | \$1,000 |
| | Contractual | | \$124,400 | \$15,000 | | \$139,400 |
| | Other | | | | | |
| Total Direct Costs | | \$500 | \$124,400 | \$15,000 | \$10,100 | |
| Indirect Costs | | | | | | |
| Total Budget | | \$500 | \$124,400 | \$15,000 | \$10,100 | \$150,000 |

Task 1: Site Inventory: We request \$2,000 (80 hours at \$25/hr.) through this grant for personnel time. The total grant budget is split between the hazardous substances (HS) and (PET) budgets based on our anticipated level of effort for each area; \$1,500 HS and \$500 PET.

Task 2: Property Assessments: While Phase I and II ESAs can vary significantly in cost, it is estimated 19 Phase Is at \$5,000 each (\$94,000) and 14 Phase IIs at \$30,000 each (\$420,000) will be completed (estimated sourced from previous EPA Assessment Coalition grant). The total contractor budget for Task 2 is \$514,000; \$389,600 HS and \$124,400 PET.

Task 3: Remedial Planning & Design: We are using a general cost of \$15,000, understanding that the final cost is subject to property size, the nature and extent of contamination, and the type of cleanup plan required. The total contractor budget for Task 3 is \$45,000; \$30,000 HS and \$15,000 PET.

Task 4: Community Involvement & Program Management: We estimate that staff program management for the life of the grant to total \$28,000 (1120 hours at \$25/hr.); over the course of 3 years this equates to slightly more than seven hours of program management per week, for a team of four staff. A travel budget of \$7,000 is projected for staff members to attend Ohio and national brownfields conferences to build institutional capacity. Supply costs for Task 4 are estimated at \$4,000 and include the printing of brochures, fact sheets, and other printed community materials as well as public notifications for community meetings and request for proposals for consultants. Included within supplies is the purchase of GIS hardware and software for mapping, illustration and outreach purposes. The total budget for Task 4 is \$39,000; \$28,900 HS, \$10,100 PET.

c. Measuring Environmental Results – It is the intent of the Coalition to spend grant funds as quickly as possible, ideally within the first two years of the grant. This undertaking requires daily, monthly and weekly financial tracking and reporting with regard to current and projected expenditures. To achieve these goals in an efficient manner, Coalition staff will all have a working knowledge of the grant operates and what is needed to take a property from beginning to the end of an assessment so that the maximum efficiency can be achieved. Projects and financial progress will be reviewed on a weekly basis to ensure that project goals are not only met, but also within a timely manner.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure - Lorain County will administer the grant and ensure that all objectives are achieved. The County, with input from the coalition, will author a work plan with the U.S. EPA during the summer of 2020 that will quantify measurable goals, budget, and a timeline for completion of each milestone. Through each required quarterly report, the Coalition will track its progress in the following areas: (1) Status of Work Plan Activities, detailing the status and timeline for each activity in the cooperative agreement; (2) Deliverable/Work Products; detailing reports completed and deliverables submitted to the U.S. EPA; and (3) Program Measures of Success, detailing the impact of the work completed and the overall progress toward brownfield redevelopment. Examples of outcomes to be tracked include the number of properties assessed, Phase I and Phase II ESAs completed, RAs/ABCAs/remedial plans developed, community outreach events held, property transfers facilitated, the amount of grant funding leveraged as match, value of redevelopment investments, potential/actual jobs, tax revenue generated, and greenspace opportunities created. The county will submit required site information for inclusion in the ACRES database. Carefully tracking our progress and completion of technical, administrative and financial requirements will ensure that we will stay on track to successfully implement this grant within our established budgets and schedule.

ii. Description of Key Staff - As lead applicant, the Lorain County Community Development Department (LCCDD) will administer the grant. Don Romancak has been the LCCDD Director since 2010 and has over 20 years of experience in grant management. Mr. Romancak previously led the successful implementation of the FY2014 Assessment Coalition grant.

Before coming to the County, working for the City of Lorain, Mr. Romancak was involved in the City's brownfield activities, including implementation of two Clean Ohio

Revitalization Fund grants and a U.S. EPA Brownfield RLF program. Mr. Romancak successfully obtained and implemented grants totaling more than \$10 million, including approximately \$1.4 million from the U.S. EPA Great Lakes Restoration Initiative – Jobs Challenge grant to eradicate invasive species along the Black River while creating jobs for the long-term unemployed.

Jerry Good joined LCCDD in December 2014 as the department's Economic Development Coordinator, responsible for oversight of multiple economic development programs (including oversight of FY2014 Assessment Coalition grant integration). This includes ensuring the reporting requirements for state and federal projects are completed accurately according to project guidelines. Mr. Good is responsible for identifying partners and developing relationships necessary to achieve the economic development goals of the county. Mr. Good has over 25 years of experience in managing public and private grants, delivering accountable results and outcomes, and assisting in over 160 projects for \$3 billion. Reese Dunton will lead day-to-day grant implementation, a continuation from his work with the FY2014 grant.

Personnel from the county departments of Finance, Purchasing, and Law will be involved as appropriate with fiscal administration and legal reviews. The county will hire consultants to complete the inventory, ESAs, RAs, and RAPs using procurement practices compliant with 40 CFR 31.36 and County policy, as well as following terms and conditions outlined in U.S. EPA's cooperative agreement. If project leadership is adjusted due to employee turnover, coalition members will fill those positions with staff that exemplify the strong project management characteristics of our current team.

iii. Acquiring Additional Resources - With a loss of funding from state (-44% 2010 – 2017) and federal government, it is imperative for a local government such as Lorain County to bring additional resources back to the County and its residents. Since 2012, Community Development and the Land Bank have brought back over \$15 million dollars in grant funding through various home repair, block grant, environmental, and housing stabilization programs county-wide. With this demonstrated capability, continuing to go after additional resources, will remain a part of Lorain County's mission.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant - The county has successfully managed the FY2014 Assessment Coalition grant in regard to reporting the following: Quarterly Progress Reports, MBE/WBE Reports, and Interim Financial Reports. All of these were regularly completed, reviewed and submitted on time. During the FY2014 grant, Lorain County was successful in working with U.S. EPA to modify the grant agreement on two separate occasions. The first allowed for a swap between hazardous and petroleum funds and the second granted a time of performance extension (due in part to the funds swap). After utilizing all funds from the FY2014 Assessment Coalition grant, Lorain County Brownfield Coalition is seeking additional funding to continue the assessment, redevelopment and cleanup of brownfield sites throughout the county. Additionally, the most recent awarded EPA grants to Lorain County include a FY2017 Area-Wide Planning Grant and a FY2020 Environmental Workforce Development and Job Training Grant.

THRESHOLD CRITERIA

1. **APPLICANT ELIGIBILITY:** Lead entity Lorain County affirms that it is an eligible applicant as a general purpose unit of local government.

Remaining members of the Coalition include: City of Avon Lake, City of North Ridgeville, City of Oberlin, City of Vermilion, Village of Wellington and the Lorain County Land Reutilization Corporation. Members of the Coalition are eligible applicants as general purposes of local government. Documentation of Lorain County Land Reutilization Corporation eligibility is included through Resolution and Code of Regulations following letters of commitment. Coalition members were last funded by the US EPA in FY2014 and applicant does not have an active Assessment Grant.

2. **COMMUNITY ENGAGEMENT:** The Lorain County Brownfield Coalition will utilize its members to organize public meetings/forums with the community. The County of Lorain, in consultation with Coalition members, will work to develop a site selection process based upon agreed upon factors that will ensure grant requirements are met. Lorain County is responsible for ensuring that other activities as negotiated in the work plan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by the County and the coalition member. Community engagement may include but is not limited to the following: presentations to the public, planning meetings, informational or educational meetings, site-specific community meetings and brownfield workshop events.



City of Avon Lake Ohio

150 Avon Belden Road Avon Lake, Ohio 44012-1699
Phone: 440-933-6141 Fax: 440-930-4107 www.AvonLake.org

Building
440-930-4102

Council Office
440-930-4121

Digital Media
440-933-7677

Economic Development
440-930-4167

Finance
440-933-6141

Fire
440-933-8305

Human Resources
440-930-4127

Law
440-930-4122

Mayor
440-930-4100

Municipal Court
440-930-4103

Police
440-933-4567

Public Works
Planning/Engineering
440-930-4101
Service
440-930-4126

Recreation
440-930-4130

Regional Water
440-933-6226

Zoning
440-930-4143

November 22, 2019

Don Romancak
Director
Lorain County Community Development Department
226 Middle Avenue, 5th Floor
Elyria, OH 44035

Re: Commitment to Serving as Coalition Member for U.S. EPA Brownfields FY2020
Assessment Coalition Grant

Dear Mr. Romancak,

Avon Lake, located in Lorain County and serving as a member of the Lorain County Brownfield Coalition in the past, is pleased to commit to support of the FY2020 U.S. EPA Brownfields Assessment Coalition grant application. With a county our size and rich in manufacturing legacy, forming a Coalition was determined the most efficient way to assess brownfields within our communities. Through community and public input we were able to identify catalytic sites and target areas and worked with the county to perform the assessments.

The previous Assessment Coalition grant reinforced the initiative that the first step to redevelopment of our vacant properties is through environmental site assessments. Our previous grant generated over \$16M in public and private funds and leveraged the creation of over 200 new Full Time Equivalent jobs. Lorain County inventoried more than 250 potential brownfield sites identified as vacant commercial or industrial in need of assessment.

Avon Lake is pleased to share in this grant application with Lorain County and looks forward to facilitating redevelopment in our community and the county through the work of the coalition.

Please do not hesitate to contact me at 440-930-4107 or gzilka@avonlake.org should you have any questions regarding this commitment.

Sincerely,

Gregory J. Zilka

Mayor



THE LORAIN COUNTY LAND REUTILIZATION CORPORATION

November 25th, 2019

Mr. Don Romancak, Director
Lorain County Community Development Department
226 Middle Avenue, 5th Floor
Elyria, OH 44035

Re: Commitment to Serving as Coalition Member for US EPA Brownfields FY2020 Assessment Coalition Grant

Dear Mr. Romancak,

The Lorain County Land Reutilization Corporation is pleased to pledge commitment in support of the Lorain County Brownfield Coalition's 2020 US EPA Assessment Coalition grant application. We have learned of the accomplishments of the Coalition's previous grant work and have requested to take part in this regional, strategic approach.

Our communities have plenty of documented potential commercial or industrial brownfields in need of assessment. The previous Assessment Coalition grant generated over \$16M in public and private funds and leveraged creation of over 200 new Full Time Equivalent jobs. It is our intent to assess at least one priority site in our community as identified in the narrative application. We believe we have the best chance of this through the Coalition approach allowing us to continue to carry the mission of our communities and of Lorain County.

I affirm the Lorain County Land Reutilization Corporation is an eligible entity for the grant and am pleased to share in this grant application with Lorain County and look forward to facilitating future development in our communities through the work of the Coalition.

Please do not hesitate to contact me at (440) 328-2336 or pmetzger@loraincounty.us should you have any questions regarding this commitment.

Sincerely,

Patrick Metzger
Assistant Director, Lorain County Land Reutilization Corporation



CITY OF NORTH RIDGEVILLE

OFFICE OF THE MAYOR

G. David Gillock, Mayor
Jeffrey J. Armbruster, Safety-Service Director



November 20, 2019

Don Romancak, Director
Lorain County Community Development Department
226 Middle Avenue, 5th Floor
Elyria, Ohio 44035

Re: Commitment to Serving as Coalition Member for U.S. EPA Brownfields FY2020 Assessment Coalition Grant

Dear Mr. Romancak,

The City of North Ridgeville, located in Lorain County and serving as a member of the 2014 Lorain County Brownfield Coalition is pleased to commit to support of the FY2020 U.S. EPA Brownfields Assessment Coalition grant application. With a county our size and rich in manufacturing legacy, forming a Coalition was determined the most efficient way to assess brownfields within our communities. Through community and public input we were able to identify catalytic sites and target areas and worked with the county to perform the assessments.

The previous Assessment Coalition grant reinforced the initiative that the first step to redevelopment of our vacant properties is through environmental site assessments. Our previous grant generated over \$16M in public and private funds and leveraged the creation of over 200 new Full Time Equivalent jobs. Lorain County inventoried more than 250 potential brownfield sites identified as vacant commercial or industrial in need of assessment.

The City of North Ridgeville is pleased to share in this grant application with Lorain County and looks forward to facilitating redevelopment in our community and the county through the work of the coalition.

Please do not hesitate to contact me at 440-353-0811 should you have any questions regarding this commitment.

Sincerely,

G. David Gillock, Mayor
City of North Ridgeville



November 25, 2019

Mr. Don Romancak
Director
Lorain County Community Development Department
226 Middle Avenue, 5th Floor
Elyria, OH 44035

Re: Commitment to Serving as Coalition Member for U.S. EPA Brownfields FY 2020 Assessment Coalition Grant

Dear Mr. Romancak,

The City of Oberlin, located in Lorain County and serving as a member of the 2014 Lorain County Brownfield Coalition, is pleased to commit to support of the FY 2020 U.S. EPA Brownfields Assessment Coalition grant application. With a county our size and rich in manufacturing legacy, forming a coalition was determined the most efficient way to assess brownfields within our communities. Through community and public input, we were able to identify catalytic sites and target areas and worked with the County to perform the assessments.

The previous Assessment Coalition Grant reinforced the initiative that the first step to redevelopment of our vacant properties is through environmental site assessments. Our previous grant generated over \$16M in public and private funds and leveraged the creation of over 200 new full-time equivalent jobs. Lorain County inventoried more than 250 potential brownfield sites identified as vacant commercial or industrial and in need of assessment.

The City of Oberlin is pleased to share in this grant application with Lorain County and looks forward to facilitating redevelopment in our community and the County through the work of the Coalition. Please do not hesitate to contact me at 440-775-7206 or rhillard@cityofoberlin.com should you have any questions regarding this commitment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Hillard", is written over a light blue horizontal line.

Robert Hillard
City Manager

THE CITY OF VERMILION



James Forthofer, Mayor

November 20, 2019

Don Romancak
Director
Lorain County Community Development Department
226 Middle Avenue, 5th Floor
Elyria, OH 44035

Re: Commitment to Serving as Coalition Member for U.S. EPA Brownfields FY2020 Assessment Coalition Grant

Dear Mr. Romancak,

The City of Vermilion is pleased to pledge our commitment in support of the Lorain County Brownfield Coalitions 2020 U.S. EPA Brownfields Assessment Coalition grant application. We have learned of the accomplishments of the Coalitions' work with their previous grant and have requested to take part in this regional, strategic approach. Our community has plenty of document potential commercial or industrial brownfields in need of assessment. The previous Assessment Coalition grant generated over \$16M in public and private funds and leveraged the creation of over 200 new Full Time Equivalent jobs. It is our intent to assess at least one priority site in our community, identified in the narrative application. We believe we have the best chance of this through the Coalition approach, allowing us to continue to carry out our mission of our community and Lorain County

I affirm the City of Vermilion is an eligible entity for the grant and am pleased to share in this grant application with Lorain County and look forward to facilitating future development in our communities through the work of the coalition.

Please do not hesitate to contact me at 440/204-2404 or jforthofer@vermilion.net should you have any questions regarding this commitment.

Sincerely,

Jim Forthofer
Mayor



Village of Wellington

115 Willard Memorial Square

Wellington, Ohio 44090

Phone: 440-647-4626

Fax: 440-647-2220

www.villageofwellington.com

November 25, 2019

Mayor:

Hans Schneider

Don Romancak

Director

Lorain County Community Development Department

226 Middle Avenue, 5th Floor

Elyria, OH 44035

Village Manager:

Steve Dupee

**Re: Commitment to Serving as Coalition Member for U.S. EPA Brownfields
FY2020 Assessment Coalition Grant**

Finance Director:

Vanya Hales

Dear Mr. Romancak:

Chief of Police:

Tim Barfield

The Village of Wellington located in Lorain County and serving as a member of the 2014 Lorain County Brownfield Coalition is pleased to commit to support of the FY2020 U.S. EPA Brownfields Assessment Coalition grant application. With a county our size and rich in manufacturing legacy, forming a Coalition was determined the most efficient way to assess brownfields within our communities. Through community and public input we were able to identify catalytic sites and target areas and worked with the county to perform the assessments.

Law Director:

Steve Bond

The previous Assessment Coalition grant reinforced the initiative that the first step to redevelopment of our vacant properties is through environmental site assessments. Our previous grant generated over \$16M in public and private funds and leveraged the creation of over 200 new Full Time Equivalent jobs. Lorain County inventoried more than 250 potential brownfield sites identified as vacant commercial or industrial in need of assessment.

Council:

Gene Hartman – Pres.

William Bogan

Mark Bughman

Helen Dronsfield

Keith Rowland

Guy E. Wells

The Village of Wellington is pleased to share in this grant application with Lorain County and looks forward to facilitating redevelopment in our community and the county through the work of the coalition.

Please do not hesitate to contact me at (440) 647-3827 or sdupree@villageofwellington.com should you have any questions regarding this commitment.

Sincerely,

Steve Dupee

Village Manager

Village of Wellington

SD/br

The Board of Directors of the Lorain County Land Reutilization Corporation (the "Board of Directors") met in special session on the 25th day of May, 2012 at 9:30 o'clock a.m./p.m., EST, in the Lorain County Administration Building, 226 Middle Avenue, Room B with the following Directors :

Dan Talarek, County Treasurer & Chair
Lori Kokoski, County Commissioner
Tom Williams, County Commissioner
Ted Kalo, County Commissioner

Ted Kalo moved the adoption of the following resolution (this "Resolution"):

RESOLUTION NO. 2012-1
ACCEPTANCE OF APPOINTMENT OF MUNICIPAL REPRESENTATIVE DIRECTOR

WHEREAS, pursuant to ORC Section 1724.04 the Lorain County Ohio Treasurer (the "County Treasurer") filed on May 25, 2012 with the Ohio Secretary of State the Articles of Incorporation of the Lorain County Land Reutilization Corporation (the "Articles" and the "HCLRC" respectively), and such Articles, after review and approval of the Ohio Attorney General as required by ORC Section 1724.04, were recorded by the Secretary of State on May 24, 2012; and

WHEREAS, pursuant to ORC Section 1724.03(B) the Board of the LCLRC shall be composed of the county treasurer, at least two of the members of the board of county commissioners, one representative of the largest municipal corporation, based on the population according to the most recent federal decennial census, that is located in the county, and one representative of a township with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census, if such a township exists in the county; and

WHEREAS, the City of Lorain is the largest municipal corporation, based on the population according to the most recent federal decennial census, that is located in the county; and

WHEREAS the City of Lorain has recommended Chase Ritenauer, Mayor to represent the City of Lorain on the Board of the LCLRC; and

WHEREAS, the Board of Directors hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Board, and that all the deliberations of this Board, and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including ORC Section 121.22.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lorain County Land Reutilization Corporation that:

Section 1. This Board of Directors accepts the recommendation of the City of Lorain and appoints Chase Ritenauer, Mayor as the Municipal Representative Director of the LCLRC.

Section 2. This Resolution shall take effect and be in force immediately upon its adoption.

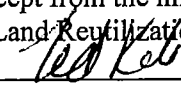
Lori Kokoski seconded the motion.

Upon roll call on the adoption of this Resolution, the vote was as follows:

Ayes (5): Kalo, Kokoski, Talarek, Williams & Ritenauer
Nays: (0)

Motion carried.

The undersigned, Secretary of the Lorain County Land Reutilization Corporation, certified that he foregoing Resolution No. 2012-1 is a true and correct except from the minutes of the meeting of May 25, 2012 of the Board of Directors of the Lorain County Land Reutilization Corporation showing the adoption of the resolution above set forth.


Ted Kalo, Secretary – LCLRC

(Exhibit A)
LORAIN COUNTY LAND REUTILIZATION CORPORATION
CODE OF REGULATIONS

ARTICLE I
CORPORATION

Section 1.1. Corporate Name. The name of the Corporation shall be "Lorain County Land Reutilization Corporation" (hereinafter referred to as the "Corporation").

Section 1.2. Principal Office. The place in the State of Ohio (the "State") where the principal office of the Corporation is located is the city of Elyria, Lorain County, Ohio. .

Section 1.3. Nonprofit Corporation. The Corporation has been organized as a community improvement corporation, in particular, a county land reutilization corporation, under Chapter 1724 of the Ohio Revised Code (the "Community Improvement Corporation Law") and Chapter 1702 of the Ohio Revised Code (the "Nonprofit Corporation Law"). The Corporation shall carry on only such activities as are consonant with the purposes set forth in Section 1.4 of this Code of Regulations and in its Articles of Incorporation and in the laws of the State applicable to the Corporation. It is intended that the Corporation shall have the status of an organization which derives its income from the exercise of essential governmental functions and the income of which, if not used by the Corporation for the continuance of its purposes, accrues to the County of Lorain, Ohio (the "County") and is not included in gross income for federal income tax purposes under Section 1150) of the Internal Revenue Code of 1986, as now in effect or as may hereafter be amended, and the corresponding provisions of any similar laws subsequently enacted and all regulations issued under those sections and provisions (the "Code") All authority and activities of the Corporation shall be limited accordingly Notwithstanding any other provision of the Corporation's Articles of Incorporation or this Code of Regulations, the Corporation shall not directly or indirectly carry on any activity which would prevent it from claiming or maintaining exemption from federal income taxation as a corporation which derives its income from the exercise of essential governmental functions and whose income, if not used by the Corporation for the continuance of its purposes, accrues to the County and is not included in gross income for federal income tax purposes under Section 1150) or which would cause it to lose such exempt status. The Corporation is not organized for profit and shall not have any authority to issue capital stock. The Corporation shall have perpetual existence.

Section 1.4. Corporate Purposes; Powers. The Corporation is a county land reutilization corporation, as defined in Section 1724.01(A)(3) of the Ohio Revised Code, and shall be operated for the purposes of exercising the essential governmental purposes provided for under the Community Improvement Corporation Law and Chapter 5722 of the Ohio Revised Code (the "Land Reutilization Law"), and any ancillary purposes for which statutory authority has been given to a county land reutilization corporation under the Ohio Revised Code, in each case as the Ohio Revised Code is now in effect or as may hereafter be amended, including, but not limited to, the following purposes set forth in Section 1724.01(B)(2) of the Ohio Revised Code: (1) facilitating the reclamation, rehabilitation and reutilization of vacant, abandoned, tax- foreclosed or other real property within the county for whose benefit the corporation is being organized, but not limited to the purposes described in division (B)(2) of Section 1724.01 of the Ohio Revised Code; (2) efficiently holding and managing vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation and reutilization; (3) assisting governmental entities and other non-profit or for-profit persons to assemble, clear, and clear the title of property described in division (B)(2) of Section 1724.01 of the Ohio Revised Code in a coordinated manner; or (4) promoting economic and housing development of the county or region.

In furtherance thereof, the Corporation shall have and may exercise all the powers granted to it in Chapters 1724 of the Ohio Revised Code and any other section of the Ohio Revised Code in which it is expressly given the power to take any action or refrain from taking any action, including, but not limited to, the following powers:

a. To borrow money for any of the purposes of the Corporation by means of loans, lines of credit and other financial instruments or securities, including the issuance of its bonds, debentures, notes, or other evidences of indebtedness, whether secured or unsecured, and to secure the same by mortgage, pledge, deed of trust, or other lien on its property, franchises, rights, and privileges of every kind and nature or any part thereof or interest therein.

b. To request by resolution that:

1. the Lorain County Board of County Commissioners (the "Board of Commissioners") pledge a specifically identified source or sources of revenue pursuant to division (C) of Section 307.78 of the Ohio Revised Code as security for a borrowing of the Corporation; and

2. i. if the land subject to reutilization is located within an unincorporated area of the County, that the Board of Commissioners issue (A) notes under Section 307.082 of the Ohio Revised Code for the purpose of constructing public infrastructure improvements and take such other actions as the Board of Commissioners determines are in the interest of the County and are authorized under Sections 5709.78 to 5709.81 of the Ohio Revised Code or (B) bonds or notes under Section 5709.81 of the Ohio Revised Code for the refunding purposes set forth in that section; or

ii. if the land subject to reutilization is located within the corporate boundaries of a municipal corporation, that the municipal corporation issue bonds for the purpose of constructing public infrastructure improvements and take such other actions as it determines are in its interest and are authorized under Sections 5709.40 to 5709.43 of the Ohio Revised Code.

c. To make loans to any person, firm, partnership, corporation, joint stock company, association, or trust, and to establish and regulate the terms and conditions with respect to any such loans.

d. To purchase, receive, hold, manage, lease, lease-purchase or otherwise acquire, and to sell, convey, transfer, lease, sublease, or otherwise dispose of real and personal property, together with such rights and privileges as may be incidental and appurtenant thereto and the use thereof, including but not restricted to, any real or personal property acquired by the Corporation from time to time in the satisfaction of debts or enforcement of obligations, and to enter into contracts with third parties, including the federal government, the State, any political subdivision or any other entity, except as otherwise limited in Section 1724.02(C) of the Ohio Revised Code.

e. To acquire the good will, business, rights, real and personal property, and other assets, or any part thereof, or interest therein, of any persons, firms, partnerships, corporations, joint stock companies, associations, or trusts, and to assume, undertake, or pay the obligations, debts, and liabilities of any such person, firm, partnership, corporation, joint stock company, association, or trust; to acquire, reclaim, manage, or contract for the management of, improved or unimproved and underutilized real estate for the purpose of constructing industrial plants, other business establishments or housing thereon, or otherwise causing the same to occur, for the purpose of assembling and enhancing utilization of the real estate, or for the purpose of disposing of such real estate to others in whole or in part for the construction of industrial plants, other business establishments or housing; and to acquire, reclaim, manage, contract for the management of, construct or reconstruct, alter, repair, maintain, operate, sell, convey, transfer, lease, sublease, or otherwise dispose of industrial plants, business establishments or housing, except as otherwise limited in Section 1724.02(D) of the Ohio Revised Code.

f. To acquire, subscribe for, own, hold, sell, assign, transfer, mortgage, pledge, or otherwise dispose of the stock, shares, bonds, debentures, notes, or other securities and evidences of interest in, or indebtedness of, any person, firm, corporation, joint stock company, association, or trust, and while the owner or holder thereof, to exercise all the rights, powers, and privileges of ownership, including the right to vote therein; provided, however, that no tax revenue, if any, received by the

Corporation shall be used for such acquisition or subscription in violation of Article VIII, Section 6, Ohio Constitution.

g. To mortgage, pledge, or otherwise encumber any property acquired pursuant to the powers contained in divisions d., e., or f. of this section.

h. To serve as an agent for grant applications and for the administration of grants or to make applications as principal for grants for the Corporation.

i. To exercise the powers enumerated under Chapter 5722 of the Ohio Revised Code on behalf of the County or a county which contracts with the Corporation.

j. To engage in code enforcement and nuisance abatement, including, but not limited to, cutting grass and weeds, boarding up vacant or abandoned structures, and demolishing condemned structures on properties that are subject to a delinquent tax or assessment lien, or property for which a municipal corporation or township has contracted with the Corporation to provide code enforcement or nuisance abatement assistance.

k. To charge fees or exchange in-kind goods or services for services rendered to political subdivisions and other persons or entities for whom services are rendered.

l. To employ and provide compensation for an executive director who shall manage the operations of the Corporation and shall employ others for the benefit of the Corporation as approved and funded by the Board of Directors, as defined in Section 3.1 hereof. No employee Of the corporation is or shall be deemed to be an employee of the political subdivision for whose benefit the corporation is organized solely because the employee is employed by the corporation;

m. To purchase tax certificates at auction, negotiated sale, or from a third party who purchased and is a holder of one or more tax certificates issued pursuant to Sections 5721.30 to 5721.43 of the Ohio Revised Code.

n. To be assigned a mortgage on real property from a mortgagee in lieu of acquiring such real property subject to a mortgage, except as otherwise limited in Section 1724.02(N) of the Ohio Revised Code.

o. To do all acts and things necessary or convenient to carry out the purposes of Section 1724.01 of the Ohio Revised Code and the powers especially created for a county land reutilization corporation in Chapter 1724 of the Ohio Revised Code, including, but not limited to, contracting with the federal government, the State or any political subdivision thereof (including agreements pursuant to divisions (A)(3) and (B) of Section 1724.10 of the Ohio Revised Code), and any other party, whether non-profit or for-profit.

ARTICLE II

MEMBERS; AUTHORITY OF MEMBERS

Section 2.1. Designation of Members. The members of the Corporation ("Members") shall be each member of the Board of Directors, including each *ex officio* Director, each Municipal Representative Director, each Appointed Director (each as defined in Section 3.1 hereof and collectively hereinafter referred to as an "ex officio Member") and those natural persons who from time to time are appointed by the Board of Directors in accordance with this Section 2.1. The Board of Directors may appoint at any regular or special meeting of the Corporation or at the Corporation's annual meeting any natural person to be a Member of the Corporation with only such authority as provided for in Section 2.4 hereof (each a "Non-Voting Member"). If an ex officio Member ceases to be a member of the Board of Directors, he or she will cease to be an ex officio Member of the Corporation; provided, however, that nothing shall prevent a former Director from being appointed to be a Non-Voting Member of the Corporation by the then Board of Directors acting pursuant to this Section 2.1.

Section 2.2. Number and Tenure of Non-Voting Members. There shall be no limit on the number of Non-Voting Members that the Board of Directors may appoint from time to time. The term of each such Non-Voting Member, except in the case of resignation or removal as provided for in this Article II, shall be twelve (12) months, and such term shall commence on the first day of the calendar month immediately following appointment by the Board of Directors. The Board of Directors may re-

appoint any Non-Voting Member whose term expires in accordance with this Section 2.2 for an unlimited number of successive terms.

Section 2.3. Resignation and Removal of the Non-Voting Members. Any Non-Voting Member may resign his/her appointment as a Non-Voting Member for any reason upon fifteen (15) days' prior written notice to the Secretary of the Corporation. Such resignation shall be effective upon the date set forth in the notice duly given, and such resignation shall not require that the Board of Directors appoint a replacement for the Non-Voting Member so resigning. By an affirmative vote of a majority of the Board of Directors, the Board of Directors may remove any Non-Voting Member without cause.

Section 2.4. Authority of the Non-Voting Members. A Non-Voting Member of the Corporation shall not have any voting power with respect to the governance of the Corporation. Each Non-Voting Member shall serve exclusively in an advisory capacity to the Board of Directors and the Corporation. All powers of governance of the Corporation, including, but not limited to, the power to vote on all business of the Corporation, are reserved to the Board of Directors serving pursuant to the provisions of Section 1724.03 of the Ohio Revised Code, the Articles of Incorporation of the Corporation and this Code of Regulations. Each Non-Voting Member shall have the right to attend and speak at any regular or special meeting of the Board of Directors and at the annual meeting of the Corporation. A Non-Voting Member may be appointed by the Board of Directors to serve on a Committee as provided per Article W hereof.

ARTICLE III DIRECTORS

Section 3.1. Number and Terms of Office of the Board of Directors Representatives. Pursuant to and in accordance with Section 1724.03(B) of the Ohio Revised Code, the Board of Directors of the Corporation (the "Board of Directors" or the "Directors") shall be composed of five (5) members, including, (1) the Treasurer of Lorain County, Ohio (the "County Treasurer"), (2) three members of the Lorain County Board of Commissioners (Commissioners) (*note*: the County Treasurer and such members of the Board of Commissioners are hereinafter referred to as the "*ex officio* Directors"), (3) one representative of the municipal corporation in the County with the largest population, based on the population according to the most recent federal decennial census (the "Municipal Representative Director") appointed by the municipality, (4) one member who is a resident of Lorain County having private sector or nonprofit experience in rehabilitation or real estate acquisitions ("Appointed Director"). Each Appointed Director will be appointed by majority vote of the *ex officio* Directors. Notwithstanding anything in this Code of Regulations to the contrary, the Directors set forth in items (1) and (2) of this Section 3.1 shall have full authority and power to act upon any business of the Corporation prior to the confirmation of the Directors described in item (3), (4) and (5) of this Section 3.1.

Section 3.1.1. Representatives of *Ex Officio* Directors. Each of the *ex officio* Directors may appoint a representative to act for the *ex officio* Director appointing the representative, at any meeting of the Directors that the *ex officio* Director would otherwise personally attend or in which the *ex officio* Director would otherwise participate or take action by vote. Such appointment shall be made in writing to the Chair of the Board of Directors prior to the representative participating or taking any action by vote. The appointment of such a representative shall not prohibit such *ex officio* Director from personally exercising all the rights of an *ex officio* Director at any meeting of the Directors that the *ex officio* Director personally attends or in which the *ex officio* Director otherwise participates or takes action by vote. The term of such appointment shall run until the earlier to occur of: (i) the expiration of the term of the appointing *ex officio* Director or (ii) the appointment of a successor representative by the appointing *ex officio* Director. The term of office of each *ex officio* Director shall run concurrently with the term of office of that elected official. As used in this Code of Regulations, a duly appointed representative of any *ex officio* Director means a Director of the Corporation for purposes of a quorum and all other business of the Board of Directors.

Section 3.1.2. Appointed Directors. The term of office of each Appointed Director shall run until the first to occur of: (i) the resignation of such Appointed Director pursuant to Section 3.1.2.1 hereof; (ii) the fourth anniversary of such Appointed Director's appointment and the appointment of such Appointed Director's successor; or (iii) the removal of such Appointed Director pursuant to Section 3.1.2.2 hereof; provided, however, that the initial term of such Appointed Director may be determined by the *ex officio* Directors to be less than four years and that upon the expiration of the initial term of appointment or of any term of re-appointment of an Appointed Director, such Appointed Director may be re-appointed for successive four-year terms in accordance with the provisions for appointment of Appointed Directors set forth in Section 3.1 hereof.

Section 3.1.2.1. Resignation of Appointed Director An Appointed Director may, at any time with forty-five (45) days' prior written notice to the Chairperson of the Board of Directors and each of the *ex officio* Directors, resign from the office of Director of the Corporation. Upon receiving the notice of resignation of an Appointed Director, the Chair of the Board of Directors shall notify the organization first recommending the Appointed Director requesting that the organization recommend a replacement for the resigning Appointed Director to the *ex officio* Directors within thirty (30) days from the date of such notice. The Chair of the Board of Directors may call a meeting of the *ex officio* Directors for the purpose of appointing a replacement for the resigning Appointed Director or may place such appointment on the agenda for the next Regular Meeting of the Board of Directors.

Section 3.1.2.2. Removal of Appointed Director. Any Appointed Director may at any time be removed from office upon a majority affirmative vote of the *ex officio* Directors at a meeting called for such purpose.

Section 3.1.2.3. Vacancy in the Office of Appointed Director. If a vacancy occurs in one or more of the offices of Appointed Director, whether from death, disability or otherwise, the Chair of the Board of Directors shall notify the organization first recommending the Appointed Director requesting that the organization recommend a replacement for the resigning Appointed Director to the *ex officio* Directors within thirty (30) days from the date of such notice. The Chair of the Board of Directors may call a meeting of the *ex officio* Directors for the purpose of appointing a replacement for the resigning Appointed Director or may place such appointment on the agenda for the next Regular Meeting of the Board of Directors.

Section 3.1.2.4. Representative of Appointed Director. Each Appointed Director may appoint a representative to act for the Appointed Director appointing the representative, at any meeting of the Directors that the Appointed Director would otherwise personally attend or in which the Appointed Director would otherwise participate or take action by vote. The representative appointed by the Appointed Director must meet the same qualifications as required of the Appointed Director. Such appointment shall be made in writing to the Chair of the Board of Directors, prior to the representative participating or taking any action by vote. The appointment of such a representative shall not prohibit such Appointed Director from personally exercising all the rights of a Appointed Director at any meeting of the Directors that the Appointed Director personally attends or in which the Appointed Director otherwise participates or takes action by vote. The term of such appointment shall run until the earlier to occur of: (i) the replacement of the Appointed Director or (ii) the appointment of a successor representative by the Appointed Director. As used in this Code of Regulations, a duly appointed representative of any Appointed Director means a Director of the Corporation for purposes of a quorum and all other business of the Board of Directors.

Section 3.1.3. Municipal Representative Director. The term of office of the person serving as a Municipal Representative Director shall run until the first to occur of: (i) the replacement of such Municipal Representative Director by a subsequent administration; or (ii) the day on which the official results of a new federal decennial census are announced and such results evidence that the

municipal corporation represented by the Municipal Representative Director is no longer the largest municipal corporation in the County based on the population.

Section 3.1.3.1. Replacement of Person Serving as Municipal Representative Director.

The Municipality that appointed the person serving as the Municipal Representative Director pursuant to Section 3.1 hereof may replace such person at any time with thirty (30) days' prior written notice signed by the chief executive officer or other duly authorized officer of such municipality and delivered to the Chair of the Board of Directors of the Corporation (which thirty-day notice period the Chair of the Board of Directors may, in his discretion, waive). Such notice shall include, but not be limited to, a statement that the Municipality is replacing the person serving as the Municipal Representative Director and shall state the name of such person's replacement. Except for such written notice as provided in this Section 3.1.3.1, the Board need not obtain any further evidence of the replacement of a Municipal Representative Director and shall not have any power to veto or void such appointment.

Section 3.1.3.2. Change in Municipal Representative Director In Connection With Release of New Federal Decennial Census. If, on the day on which the official results of a new federal decennial census are announced, the municipal corporation represented by the person serving as the Municipal Representative Director is shown by such census to no longer be the municipal corporation with the largest population in the County, prior to the next meeting of the Board of Directors, the Chair of the Board of Directors of the Corporation shall send written notice to the Municipality. The Municipality then determined to be the municipal corporation with the largest population shall then appoint a representative after such census has determined it to have largest population in the County that pursuant to Section 1724.03(B) of the Ohio Revised Code, to replace the person previously appointed by the former largest municipality. Such appointment should be made as soon as possible and prior to the next scheduled meeting of the Board of Directors.

Section 3.1.3.3. Representative of Municipal Representative Director. The Municipal Representative Director may appoint a representative to act for the Municipal Representative Director appointing the representative, at any meeting of the Directors that the Municipal Representative Director would otherwise personally attend or in which the Municipal Representative Director would otherwise participate or take action by vote. Such appointment shall be made in writing to the Chair of the Board of Directors prior to the representative participating or taking any action by vote. The appointment of such a representative shall not prohibit such Municipal Representative Director from personally exercising all the rights of a Municipal Representative Director at any meeting of the Directors that the Municipal Representative Director personally attends or in which the Municipal Representative Director otherwise participates or takes action by vote. The term of such appointment shall run until the earlier to occur of: (i) the replacement of the Municipal Representative Director or (ii) the appointment of a successor representative by the Municipal Representative Director. As used in this Code of Regulations, a duly appointed representative of any Municipal Representative Director means a Director of the Corporation for purposes of a quorum and all other business of the Board of Directors.

Section 3.2. Authority and Duties of Directors. Except where the Community Improvement Corporation Law, the Nonprofit Corporation Law, the Land Reutilization Law, the Articles of Incorporation or this Code of Regulations (including the provisions of Article II) require that action be otherwise authorized or taken, all of the authority of the Corporation shall be vested in and exercised by or under the direction of the Board of Directors. The Board of Directors shall have authority to make, prescribe and enforce all rules and regulations for the conduct of the business and affairs of the Corporation and the management and control of its properties. Without limiting the generality of the foregoing, the Corporation acting through its Board of Directors may employ and provide compensation for and executive director whose title shall be Executive Director of the Corporation (the "Executive Director") and who shall manage the daily operations of the Corporation and shall be responsible for performance of those other duties set forth in Section 6.3.1 hereof. The

Executive Director shall have full authority to hire and employ other persons in such capacities as are deemed necessary or appropriate by the Board of Directors for achieving the purposes of the Corporation and shall fix the compensation for such other persons, subject to the budgetary limitations fixed by the Board of Directors. In lieu of employing an executive director, the Board of Directors may enter into an agreement with a governmental agency, not-for-profit Corporation or for-profit corporation ("Management Company") to conduct the day to day business and affairs of the corporation and the management and control of its properties. Unless specifically limited by the Board of Directors, the Management Company will have all powers and duties of an Executive Director and Officers of the Corporation as defined in Sections 6.3.1 through 6.3.4 hereof.

Section 3.3. Election of Chairperson and Vice-Chair of the Board of Directors. At the meeting of the Board of Directors at which this Code of Regulations is adopted, the Board of Directors shall elect from its number a Chairperson and a Vice-Chairperson. It shall be the duty of the Chairperson to preside over all meetings of the Board of Directors. It shall be the duty of the Vice-Chairperson to preside over all meetings of the Board of Directors in the absence of the Chairperson. The term of the Chairperson and Vice-Chairperson shall run from, but excluding, the date of election of each as Chairperson or Vice-Chairperson to, and including, the next succeeding Annual Meeting. At each Annual Meeting following the adoption of this Code of Regulations, the Board of Directors shall elect from its number a new Chairperson and new Vice-Chairperson each of whom shall assume such role at the next succeeding regular quarterly or special meeting of the Board of Directors; provided that there shall be no prohibition on electing a member of the Board of Directors to successive terms as Chairperson or Vice-Chairperson. If at an Annual Meeting the election of a new Chairperson or Vice-Chairperson is not held for any reason, such election shall be held at a succeeding quarterly or regular meeting. Notwithstanding the foregoing, noncompliance with the provisions of this Section 3.3 shall have no legal effect on any actions taken by the Board of Directors at a meeting chaired by a Chairperson or Vice-Chairperson whose election or re-election was not held as provided in this Section

ARTICLE IV MEETINGS; NOTICES THEREOF

Section 4.1. Definitions of Words and Terms Used in Article IV. The following words and terms shall have the following meanings for purposes of their use in this Article IV:

- a. "*Meeting*," including when used in connection with the terms "annual meeting," "regular meeting" and "special meeting," means any prearranged discussion of the Public Business of the Corporation (as hereinafter defined) by a majority of the members of the Board of Directors, or by any committee of the Board of Directors if there sits on such committee at least a majority of the Directors, and there is present at such meeting at least a majority of the Directors.
- b. "*Oral Notification*" means notification given orally either in person or by telephone, directly to the person for whom such notification is intended, or by leaving an oral message for such person at the address, or if by telephone, at the telephone number (including any oral message left in the voice mail or similar recording device provided for messages at such telephone number), of such person as shown on the records kept by the Secretary of the Corporation pursuant to this Article.
- c. "*Public Business of the Corporation*" means business of the Board of Directors which concerns the Corporation in its capacity as the designated agency of the County for purposes of exercising the powers given it in, among others, Chapters 1724 and 5722 of the Ohio Revised Code, and which business is conducted at a meeting at which a decision or determination of the Board of Directors is required in pursuit of any purpose under division (B) of Section 1724.01 of the Ohio Revised Code, but such business shall not include any business the information with regard to which is not a public record subject to Section 149.43 of the Ohio Revised Code pursuant to the provisions of Section 1724.11 of the Ohio Revised Code.

d. "Written Notification" means notification in writing mailed, faxed, telegraphed, electronically mailed ("e-mailed") or otherwise delivered to the address, including an e-mail address, of the person for whom such notification is intended as shown on the records kept by the Secretary of the Corporation under this Article IV, or in any way delivered to such person. If mailed, such notification shall be mailed by first class mail, deposited in a U.S. Postal Service mailbox no later than the second day preceding the day of the meeting to which such notification refers, provided that at least one regular mail delivery day falls between the day of mailing and the day of such meeting. If e-mailed, the notification shall be sent no later than the 5:00 p.m., in the time zone applicable to the recipient, on the second day before the day of the meeting, and shall be sent so as to return an electronic receipt to the sender evidencing that the intended recipient has opened the e-mail.

Section 4.2. Annual Meeting. The Board of Directors shall hold an annual meeting each calendar year on the third Thursday of January. The purpose of the annual meeting is to elect officers and to transact such other business as may properly come before the Board of Directors at the annual meeting. Each annual meeting shall be held at the place set forth in the notice thereof, but such place shall be within the boundaries of the County. Notice of such annual meeting shall be given by the Secretary of the Corporation with the assistance of the Executive Director or authorized staff of the Management Company in accordance with Section 4.5.1 hereof.

Section 4.3. Regular Meetings. In addition to the annual meeting, the Board of Directors shall hold at least one regular meeting during each calendar quarter of each fiscal year of the Corporation on such dates and at such times as the Board of Directors shall determine, provided that if the Board of Directors so determines at its annual meeting that the regular meeting otherwise required pursuant to this Section 4.3 that would be held in the same calendar quarter as the annual meeting is not necessary for continuing to conduct the business of the Corporation, the regular meeting for such calendar quarter shall not be held. One regular meeting shall be held on or before the date by which the Corporation is required to file with the Auditor of State the financial report described in Section 1724.05 of the Ohio Revised Code. Notice of each regular meeting shall be given by the Secretary of the Corporation with the assistance of the Executive Director or authorized staff of the Management Company in accordance with the provisions of Section 4.5.2 hereof. The purpose of regular meetings of the Board of Directors shall be to receive reports from the Executive Director or authorized staff of the Management Company and other Officers, as defined in Section 6.1 hereof, and committees, if any, of the Board of Directors, to approve or disapprove actions, if any, by the Corporation requiring action by the Board of Directors, and to consider and act upon any other matter which is necessary or appropriate for action by the Board of Directors.

Section 4.4. Special Meetings. The Chairperson of the Board of Directors or a majority of the Directors may call a special meeting of the Board of Directors. Notice of any such special meeting shall be given in accordance with the provisions of Section 4.5.3 hereof.

Section 4.5. Notices to Directors of Meetings. Notice of each regular meeting, special meeting and annual meeting of the Corporation shall be given to each Director in accordance with the provisions of this Section 4.5, including Sections 4.5.1, 4.5.2 and 4.5.3, as applicable.

Section 4.5.1. Annual Meeting. Not less than seven (7) days and not more than thirty (30) days prior to an annual meeting, notice stating the date, time, place of the meeting shall be given to the Directors by or at the direction of the Secretary of the Corporation with the assistance of the Executive Director or authorized staff of the Management Company. Such notice shall be given to the Directors in writing which shall be given by personal delivery, mail, facsimile, telegram, e-mail, or other written media addressed to the Directors at their respective addresses as they appear on the records of the Corporation; provided, however, that if a facsimile or e-mail notice is utilized, receipt by the intended recipient must be confirmed in similar format.

Section 4.5.2. Regular Meetings. Not less than seven (7) days nor more than fourteen (14) days prior to a regular meeting, notice stating the date, time, place of the meeting shall be given to the Directors by or at the direction of the Secretary of the Corporation with the assistance of the Executive Director or authorized staff of the Management Company. Such notice shall be given to the Directors in writing which shall be given by personal delivery, mail, facsimile, telegram, e-mail, or other written media addressed to the Directors at their respective addresses as they appear on the records of the Corporation; provided, however, that if a facsimile or e-mail notice is utilized, receipt by the intended recipient must be confirmed in similar format.

Section 4.5.3. Special Meetings. At least twenty-four (24) hours prior to a special meeting of the Board of Directors, notice stating the date, time, place of the meeting shall be given to the Directors by or at the direction of the Secretary of the Corporation with the assistance of the Executive Director or authorized staff of the Management Company or of the person or persons calling the same. Such notice shall be given to the Directors in writing which shall be given by personal delivery, mail, facsimile, telegram, e-mail, or other written media addressed to the Directors at their respective addresses as they appear on the records of the Corporation; provided, however, that if a facsimile or e-mail notice is utilized, receipt by the intended recipient must be confirmed in similar format.

Section 4.6. Place of Meetings. All meetings of the Board of Directors shall be held at the principal place of business of the Corporation or at any other place within the boundaries of the County, as the Board of Directors shall determine and include in any notice given with respect to such meeting.

Section 4.7. Quorum; Voting; Adjournment. Except as otherwise provided in this Code of Regulations, a majority of the Directors of the Corporation, including a majority of the *ex officio* Directors of the Corporation (or their representatives as prescribed in Sections 3.1.1, 3.1.2.4, 3.1.3.3 or 3.1.4.3 hereof), shall constitute a quorum for the transaction of business. The act of a majority of the Directors present and voting at a meeting at which a quorum is present shall be the act of the Board of Directors unless otherwise expressly provided by the Articles of Incorporation or this Code of Regulations. After a quorum has been established at a meeting of the Board of Directors, the subsequent withdrawal of Directors from the meeting so as to reduce the number of Directors present at any meeting to fewer than the number required for a quorum shall not affect the validity of any action taken by the Board of Directors at the meeting or any adjournment thereof, if a quorum was present when the action was taken. A majority of the Directors present, whether or not a quorum exists, may adjourn any meetings of the Board of Directors to another time and place.

Section 4.8. Waiver of Notice by a Director. Notice of the time, place, and purposes of any meeting of the Board of Directors may be waived by a Director in writing either before or after the holding of such meeting. The attendance of any Director at any such meeting, without protesting the lack of proper notice prior to or at the commencement of the meeting, shall be deemed to be a waiver by such Director of the requirement hereunder for notice of such meeting.

Section 4.9. Open Meeting Requirement. Except as otherwise provided in Section 1724.11(B')(1) of the Ohio Revised Code, all meetings of the Board at which a determination of the Board is required shall be open to the public at all times in accordance with Section 121.22 of Ohio Revised Code and the provisions of this Section 4.9. In connection with compliance with this provision, notice to the public, including the news media, of meetings of the Directors for the purpose of conducting the Public Business of the Corporation shall be given as provided in this Section 4.9, including Sections 4.9.1, 4.9.2, 4.9.3 and 4.9.4 hereof.

Section 4.9.1. In General. Any notification provided herein to be given by the Secretary may be given by any person acting on behalf of or under the authority of the Secretary. The Secretary shall maintain a record of the date and time, if pertinent under this Article, of all notices and notifications

given or attempted to be given under this Article, and to whom such notifications were given or unsuccessfully attempted to be given.

Section 4.9.2. Posted or Published Notice of Meetings. Notice of all meetings, specifying the time, place and purpose thereof, shall be given not later than twenty-four (24) hours in advance thereof (1) by posting at the office of the Corporation and at the offices of the County Treasurer and the Board of Commissioners and (2) by publishing the notice on the publicly accessible website of the Corporation and/or Lorain County.

Section 4.9.3. Notice to News Media of Meetings. Any news media that desires to be given advance notification of meetings shall file with the Secretary a written request therefore. Notice pursuant to a request under this Section is required to be given by e-mail or fax. The request shall be effective for one year from the date of filing with the Secretary. Each requesting news medium shall be informed of such period of effectiveness at the time it files its written request. Such requests may be modified or extended only by filing a complete new request with the Secretary. A request shall not be deemed to be made unless it is complete in all respects, and such request may be conclusively relied on by the Corporation and the Secretary. The written request shall specify the name of the news medium, the name and the address of the person to whom written notification to the medium can be e-mailed or faxed.

Section 4.9.4. Posting of Agenda for Public Meetings of the Corporation. The Secretary shall post or cause to be posted on the publicly accessible website of the Corporation the agenda for all meetings of the Corporation at least twenty-four (24) hours in advance of such meetings, provided, however, that nothing in this Section 4.9.4 shall be construed as prohibiting a change to such agenda, whether by way of addition of an item to or deletion of an item from such agenda.

ARTICLE V COMMITTEES

Section 5.1. Appointment. The Board of Directors may from time to time appoint certain of its members and officers of the Corporation to act as a committee or committees in the intervals between meetings of the Directors and may delegate to such committee or committees the powers that may be exercised under the control and direction of the Directors and in accordance with the applicable provisions of Ohio law. If any powers otherwise exercisable only by the Board of Directors are to be delegated to a committee pursuant to this Article, at least a majority of the Directors of the Board including a majority of the *ex officio* Directors shall be appointed to such committee. Each such committee and each member thereof shall serve at the pleasure of the Directors. If no powers otherwise exercisable only by the Board of Directors are to be delegated to a committee pursuant to this Article, at least one (1) Director shall be appointed to such committee.

Section 5.2. Committee Action. Unless otherwise provided by the Board of Directors, a majority of the members of any committee appointed by the Board of Directors pursuant to this Article, including a majority of the *ex officio* Directors appointed to such committee shall constitute a quorum at any meeting thereof and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of such committee. Any such committee shall prescribe its own rules for calling and holding meetings and its method of procedure, subject to any rules prescribed by the Directors and the provisions of Section 5.3 hereof. Each committee shall keep a written record of all actions taken by it.

Section 5.3. Notice To Committee Members of Committee Meetings; Open Committee Meetings. If the number of Directors appointed to a committee do not constitute a quorum under and pursuant to Section 4.7 hereof, such committee may determine its own rules for notification of its members and, if it so determines, the general public, with regard to all of its regularly scheduled or special meetings. If the number of Directors appointed to a committee constitute a quorum under and

pursuant to Section 4.7 hereof, the committee shall comply with the provisions of Article IV hereof regarding notification and other matters therein relating to meetings of Board of Directors.

ARTICLE VI OFFICERS

Section 6.1. Employment and Designation of Officers. Should the Board of Directors so determine, the officers of the Corporation (each an "Officer") shall consist of a Executive Director (the "Executive Director") who shall be hired by the Board of Directors and a Secretary/Treasurer who may also hold the office of Vice President if so designated by the Executive Director. Pursuant to Section 1724.02(L) of the Ohio Revised Code, the Board of Directors may provide for the compensation of the Executive Director. The employment of the Executive Director may be by contract or at will, as the Board in its sole discretion determines. The Executive Director shall have sole authority for the employment of all other Officers of the Corporation in accordance with Section 6.3.1 hereof based on the positions previously approved by the Board of Directors and included in the table of organization of the Corporation, as approved by the Board. No Officer shall execute, acknowledge, or verify any instrument in more than one capacity, if such instrument is required to be executed, acknowledged, or verified by two (2) or more Officers.

Section 6.2. Term of Office; Vacancies. The Officers, if any, shall hold office until their successors are employed by the Board of Directors in the case of the Executive Director or by the Executive Director in the case of the other Officers, except in the case of resignation, removal from office, or death of an Officer. Unless otherwise provided in a validly binding and enforceable employment contract between the Board of Directors and the Executive Director, the Board of Directors may remove the Executive Director at any time with or without cause by a majority vote of the Directors then in office. Unless otherwise provided in a validly binding and enforceable employment contract between the Executive Director and any other Officer, the Executive Director may remove any other Officer at any time with or without cause.

Section 6.3. Authority. All Officers shall have such authority and perform such duties as customarily pertain to their respective offices and such additional authority and duties as may be prescribed by the Board of Directors or as prescribed herein. The enumeration of specific powers and duties set forth below shall not in any way limit the generality of the foregoing.

Section 6.3.1. Authority and Duties of the Executive Director. The Executive Director shall be the chief executive officer of the Corporation. Subject to the direction of the Board of Directors, the Executive Director shall be responsible for carrying out the directions and policies of the Board of Directors, shall have responsibility for the general management and administration of the daily operations and affairs of the Corporation and shall perform any other duties or functions that may be necessary in the best interests of the efficient operations of the Corporation within limits established by the Board of Directors. Subject to any budgetary limitation imposed by the Board of Directors, the Executive Director shall employ and provide for the compensation of all other Officers or employees of the Corporation, the funding of whose positions is provided by the Board of Directors. The Executive Director may delegate to any Officer such of his duties as such Officer may be qualified to perform, subject to any limitations on such delegation as the Board of Directors may expressly adopt by resolution. The Executive Director shall appoint in a written document delivered to each Director a Vice President who shall be authorized to act in the absence of the Executive Director or during the Executive Director's inability to act.

Section 6.3.2. Authority and Duties of the Treasurer. The Treasurer shall be the fiscal officer of the Corporation. Subject to the direction of the Executive Director, the Treasurer shall be responsible for all fiscal affairs of the Corporation, including, but not limited to, (a) preparing annually a budget estimating the revenues and expenditures of the Corporation for the next subsequent fiscal year and delivering a copy of such budget to the Executive Director and the Board of Directors in

sufficient time for their review, revision and adoption of the same prior to the end of the fiscal year immediately preceding the fiscal year for which such budget will be effective, (b) opening demand deposit and other bank accounts in which all moneys of the Corporation will be deposited, (c) receiving and depositing and having charge over all money, bills, notes, bonds and similar property belonging to the Corporation, (d) keeping or causing to be kept under his/her supervision an accurate set of accounting books in which all financial transactions and assets of the Corporation are recorded in accordance with generally accepted accounting principles and holding the same open for inspection and examination by the Directors and the Auditor of State or other independent public accountant or firm of accountants as required by law, (e) preparing annual financial reports of the Corporation for the Board of Directors, (f) managing the investment of the moneys of the Corporation, (g) complying with applicable State public bidding requirements, and (h) establishing of fiscally sound internal control procedures. In addition, the Treasurer shall perform any other duties or functions that may be assigned or delegated to such Officer by the Executive Director, subject to any express limitations on such other duties and functions as may be adopted by the Board of Directors.

Section 6.3.3. Authority and Duties of the Secretary. The Secretary shall be responsible for keeping the minutes of all meetings and proceedings of the Board of Directors and shall make a proper record of the same, which shall be attested by him or her. The Secretary shall keep such other books as may be required by the Executive Director or the Board of Directors and shall generally perform such other duties and functions as may be required or assigned by the Executive Director, subject to any express limitations on such other duties and functions as may be adopted by the Board of Directors.

Section 6.3.4. Authority and Duties of Vice Presidents. A Vice President shall have such powers as shall be necessary or convenient to perform the duties required by the description of the position for which such Vice President was hired and shall perform the duties so set forth in such position description. The Vice President appointed by the Executive Director pursuant to Section 6.3.1 hereof to act in the Executive Director's absence or during the Executive Director's inability to act shall generally have all the powers and authority of the Executive Director subject to any written limitations thereto from the Executive Director or the Board of Directors. Each Vice President shall also perform such other and further duties as may be assigned to him by the Executive Director or by Board of Directors.

ARTICLE VII INDEMNIFICATION

Section 7.1. Rights of Indemnification. Each member of the Board of Directors, each Officer, and each employee or agent of the Corporation (and his or her heirs, executors and administrators) who is made a party to any litigation, action, suit or proceeding, whether civil, criminal, or administrative, by reason of his or her being or having been a Director, Officer, or employee or agent of the Corporation shall be entitled to be indemnified, to the fullest extent provided by or permissible under Section 1702.12 of the Ohio Revised Code, by the Corporation against the reasonable expenses actually incurred by him or her in connection with the defense of such litigation, except in relation to the following matters:

(a) Those as to which he or she shall be finally adjudged in such litigation to be liable because of material dereliction in the performance of his or her duties as Director, Officer, or employee or agent of the Corporation or

(b) Those which have resulted in a judgment in favor of the Corporation and against him or her, or which are settled by any payment by him or her to the Corporation. The right of indemnification shall not be exclusive of other rights to which such person, his or her heirs, executors or administrators, may be entitled.

Section 7.2. Purchase of Insurance. The Corporation may purchase and maintain insurance on behalf of any person who is or was a Director or Officer against any liability asserted against such Director or Officer and incurred by him/her in any such capacity, or arising out of his status as such,

whether or not the Corporation would have the power to indemnify him against such liability under the provisions of this Article or of the Nonprofit Corporation Law.

Section 7.3. Determination of the Directors in regard to Article VII. In connection with the provisions of Sections 7.1 and 7.2 hereof, the Board of Directors hereby determines that such provisions are necessary, or if a court of competent jurisdiction should find otherwise, then convenient, to carry out the purposes of Section 1724.01 of the Ohio Revised Code and the powers especially created for a community improvement corporation in Chapter 1724 of the Ohio Revised Code.

ARTICLE VIII

COMPREHENSIVE ETHICS POLICY

Section 8.1. Adoption and Maintenance of a Comprehensive Ethics Policy. The Board of Directors shall adopt a Comprehensive Ethics Policy and direct such Policy be attached to this Code of Regulations as Attachment A and incorporated into this Article VIII as if fully written. The Board shall maintain as a part of this Code of Regulations for the life of the Corporation the Comprehensive Ethics Policy which may be amended from time to time in accordance with the provisions of Section 8.2 below.

Section 8.2. Amendments to the Comprehensive Ethics Policy. The Board of Directors may, from time to time, amend the Comprehensive Ethics Policy at any meeting of the Board of Directors called for such purpose, among others, upon any such amendment; a copy of the amended Policy shall be attached to the Code of Regulations held in the corporate minute book. The Secretary shall replace or caused to be replaced all prior versions of Comprehensive Ethics Policy by delivery of the amended Comprehensive Ethics Policy to all Directors, Officers, and employees of the Corporation who have received and hold a copy of the comprehensive Ethics Policy in their possession. From and after such amendment, any copies of the Code of Regulations, including a copy of the Code of Regulations posted on the Corporation's publicly accessible website, shall have affixed to them as Attachment A the amended Comprehensive Ethics Policy, and no further distribution of the form of the Policy prior to such amendment shall be made by any Director, Officer or employee of the Corporation.

ARTICLE IX

FISCAL MATTERS; CONTRACTS; RECORDS

Section 9.1. Fiscal Year End. The fiscal year of the Corporation shall begin on the same day of the year on which the fiscal year of the County begins and end on the last day of each such year.

Section 9.2. Initial Interim Budget. At the first meeting of the Board of Directors, the Board of Directors shall authorize and direct the Executive Director or authorized staff of the Management Company; to prepare an initial interim operating budget (the "initial interim budget") for the fiscal period commencing on the date of the approval of such budget in accordance with the provisions of this Section 9.2 and concluding, and including, the first December 31st thereafter occurring (the "initial fiscal period"). The initial interim budget shall be based upon (i) revenues that do not exceed in aggregate the sum of (a) the moneys that have been deposited in the Corporation's checking account from whatever source (excluding, however, moneys transferred to the Corporations Checking account from the County Land Reutilization Fund if such moneys are or were taken into consideration in the following item (b) plus (b) any funds that have been credited to the County Land Reutilization Fund authorized Section 321.263 of the Ohio Revised Code plus (c) any other moneys that the Board of Directors reasonably believes will be received no later than the end of initial fiscal period and has approved for inclusion as a revenue in the initial interim budget at a regular or special meeting of the Board; and (ii) expenditures not exceeding the aggregate amount of revenues calculated

under the preceding item (i). The Executive Director or authorized staff of the Management Company shall present the initial interim budget, upon its preparation in accordance with this Section 9.2, to the Board of Directors. Upon the endorsement of approval by the Board of Directors, the initial interim budget shall be fully effective for purposes of the Corporation's making expenditures in connection with its operations. The initial interim budget shall be in such form so as to allow the Corporation, either through its initial form or an amended form thereof, to comply with the reporting requirements set forth in Revised Code Section 1724.05. The effectiveness of the initial interim budget is not subject to compliance with any of the budgetary requirements set forth in Section 9.3 hereof. The initial interim budget may be amended from time to time in accordance with the provisions of this Section 9.2, but no amendment shall extend the end of the initial fiscal period.

Section 9.3. Annual Budget. Except for the first year of operation, at least thirty (30) days prior to the end of each fiscal year of the Corporation, the Executive Director or authorized staff of the Management Company shall present to the Board of Directors the annual budget of the Corporation for the next succeeding fiscal year. The Board of Directors shall, at a regular or special meeting, conduct a public hearing on such budget and shall, at such meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the fiscal year to which such budget applies. On and after the commencement of a fiscal year, the annual budget adopted for such fiscal year may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the applicable budget line item an unencumbered balance in an amount no less than lesser of (a) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line item by the Board of Directors and (b) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this Section 9.3 shall be construed as prohibiting the Executive Director or authorized staff of the Management Company from approving the transfer of an unencumbered balance from any line item, account or fund to a line item, account or fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for adoption by the last day of the fiscal year immediately preceding the year for which such budget is to be effective, to the extent, if any, there remain unencumbered funds available for use by the Corporation on and after January 1 of the year for which a budget has not yet been adopted, there are hereby budgeted funds for the first three months of said year equal to twenty-five percent of the amount budgeted for the previous year.

Section 9.4. Contracts. The Executive Director or authorized staff of the Management Company shall have the authority to execute contracts on behalf of the Corporation, subject to any limitations provided in this Section 9.4 and any other limitations adopted by resolution of the Board of Directors. Unless otherwise provided in the resolution of the Board approving the execution of the contract, any contract under which the Corporation incurs a liability in excess of \$100,000.00, shall be executed by the Executive Director or authorized staff of the Management Company and the Chairperson of the Board. In addition, the Board of Directors may authorize by resolution other Officers or agents to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, with such authority being either general or confined to specific instances. Prior to the execution of any contract on behalf of the Corporation, the Treasurer shall certify that there is an unencumbered balance in the applicable budgetary account at least sufficient to pay in the fiscal year in which such contract is being signed all payments that are required to be made under the contract in such fiscal year.

Section 9.5. Loans and Indebtedness. No loans shall be contracted on behalf of the Corporation and no evidences of indebtedness shall be issued in its name unless authorized by the Ohio Revised Code and by a resolution of the Board of Directors with such authorization being either general or confined to a specific instance. When a line or lines of credit have been authorized by the Board of Directors, draw-downs upon the signature of the Executive Director or authorized staff of the

Management Company are deemed authorized by the Board of Directors unless expressly prohibited by Board resolution.

Section 9.6. Signatories on Checks, Drafts, and Evidences of Indebtedness. All checks, drafts, electronic transfers, wires or other orders for the payment of money issued in the name of the Corporation or to the Corporation, shall be signed or endorsed by the Executive Director or authorized staff of the Management Company of the Corporation, the Chair of the Board of Directors or the Vice Chair of the Board of Directors, who each shall be an authorized signatory on the account against which such check, draft, electronic transfer, wire or other order for the payment of money is drawn. All checks, drafts, electronic transfers, wires or other orders for the payment of money issued in the name of the Corporation in excess of \$50,000.00 shall require two authorized signatures. All notes, bonds, or other evidences of indebtedness of the Corporation for borrowed money shall be signed by the Executive Director or authorized staff of the Management Company and the Chair of the Board of Directors or such other persons so authorized in the resolution of the Board of Directors approving the borrowing of money and the issuance of notes, bonds, or other evidences of indebtedness. The signatures of such persons may be by facsimile where expressly authorized, but shall not be preprinted on the instrument.

Section 9.7. Signatories on Deeds and Transfers of Real Property Interests. All deeds and other documents transferring an interest in real property of the Corporation shall be executed by the Executive Director or authorized staff of the Management Company and shall otherwise be in compliance with the provisions of Ohio law applicable to disposition of real property.

Section 9.8. Deposits. All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Executive Director or authorized staff of the Management Company or Chair of the Board of Directors may select after written solicitation to such banks, trust companies and other depositories for designation as a depository of the Corporation by the Treasurer or authorized staff of the Management Company.

Section 9.9. Maintenance of Records; Open Records. The Corporation shall keep accurate and complete books and records of account according to generally accepted accounting principles relating to any moneys received or expended in connection with its pursuit of its purposes and in such a manner as to facilitate compliance with the requirements of Section 1724.05 of the Ohio Revised Code. Maintenance of such books and records of account shall be the responsibility of the Treasurer or designated staff of the Management Company. The Corporation shall also keep minutes of the proceedings of its Board of Directors, and any committee created by and having any of the authority of the Board of Directors. Maintenance of such minutes of the proceedings of the Board of Directors, and any committee created by and having any of the authority of the Board of Directors, shall be the responsibility of the Secretary or designated staff of the Management Company. To the extent provided in Section 149.431 of the Ohio Revised Code and except as otherwise provided therein and in Section 1724.11 of the Ohio Revised Code, the books and records of the Corporation shall be public records, open for public inspection in accordance with the provisions of Section 149.43 of the Ohio Revised Code.

Section 9.10. Internal Controls. In addition to the requirements of this Article IX regarding fiscal matters of the Corporation, the Treasurer or designated staff of the Management Company may provide by written policy circulated to all Directors, Officers, employees and agents of the Corporation further internal controls and safeguards over the assets of the Corporation to ensure their safety and application in accordance with all applicable law, regulations, the Articles of Incorporation and this Code of Regulations.

ARTICLE X
AMENDMENTS TO ARTICLES OF INCORPORATION AND CODE OF REGULATIONS

Except as otherwise provided by the Articles of Incorporation or this Code of Regulations and applicable Ohio law, the Articles of Incorporation of the Corporation and this Code of Regulations may be amended, altered, or repealed at any duly scheduled meeting of the Board of Directors called for that purpose by the affirmative vote of (i) a majority of the Directors of the Board and (ii) a majority of the *ex officio* Directors (or their representatives as prescribed in Section 3.1.1, 3.1.2.4, 3.1.3.3, or 3.1.4.3 hereof), provided that the notice of said meeting stated that consideration of the amendment of Articles of Incorporation or the Code of Regulations or both, as the case may be, is the purpose or a purpose of the meeting. Directors of the Board must be notified in written or electronic format of any proposed amendment, alteration, or repeal at least ten (10) days prior to the action on the amendment, alteration, or repeal. Notwithstanding anything to the contrary in this Code of Regulations or the Articles of Incorporation, the Articles of Incorporation and this Code of Regulations may not be amended if such amendment would be inconsistent with the status of an organization performing essential governmental functions and claiming exemption from federal income taxation pursuant to Section 1150) of the Code.

Section 2. This Resolution shall take effect and be in force immediately upon its adoption.

Ted Kalo seconded the motion.

Upon roll call on the adoption of this Resolution, the vote was as follows:

Ayes (5): Kokoski, Kalo, Talarek, Williams & Ritenauer

Nays: (0)

Motion carried. _____ (discussion was held on the above)

The undersigned, Secretary of the Lorain County Land Reutilization Corporation, certified that the foregoing Resolution No. 2012-2 is a true and correct except from the minutes of the meeting of May 25, 2012 of the Board of Directors of the Lorain County Land Reutilization Corporation showing the adoption of the resolution above set forth.



Ted Kalo, Secretary – LCLRC

Lorain County Brownfield Coalition 2020

Congressional Districts

OH-4

OH-7

OH-9

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Lorain County

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0798025420000

d. Address:

* Street1:

226 Middle Avenue

Street2:

5th Floor

* City:

Elyria

County/Parish:

Lorain

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

44035-7941

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Donald

Middle Name:

* Last Name:

Romancak

Suffix:

Title:

Director

Organizational Affiliation:

Lorain County County Community Development Department

* Telephone Number:

440-328-2323

Fax Number:

* Email:

dromancak@loraincounty.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Lorain County Brownfield Coalition Assessment Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

OH-9

* b. Program/Project

OH-9

Attach an additional list of Program/Project Congressional Districts if needed.

1235-Congressional Districts.pdf

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2020

* b. End Date:

09/30/2023

18. Estimated Funding (\$):

| | |
|---------------------|------------|
| * a. Federal | 600,000.00 |
| * b. Applicant | 0.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 600,000.00 |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Donald

Middle Name:

* Last Name:

Romancak

Suffix:

* Title:

Director

* Telephone Number:

440-328-2323

Fax Number:

* Email:

dromancak@loraincounty.us

* Signature of Authorized Representative:

Donald C Romancak

* Date Signed:

12/03/2019